

43-2-78 ✓
38-188

BK 3352 PG 339

WARRANTY DEED

Joint Tenancy

Know all Men by these Presents,

009638

That

Dennis L. Ripley and Adele C. Ripley
of Waterville, County of Kennebec, State of Maine

in consideration of ONE DOLLAR and other valuable considerations

paid by Victoria L. Karter
of Waterville, County of Kennebec, State of Maine

TRANSFER
TAX
PAID

whose mailing address is 16 Gilman Street, Waterville, Maine 04901

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and
convey unto the said

Victoria L. Karter

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land in Waterville, Kennebec County, State of Maine, together with the buildings thereon and being Lot 59 on Plan of Silvermount, J.E. Poulin Estate, made by Harry E. Green, City Engineer, dated May 16, 1948 and recorded in Kennebec County Registry of Deeds in Plan Book 16, Page 11, and more particularly described as follows:

Commencing in the southerly line of Silvermount Street being in the northeasterly corner of said lot and in the westerly line of Lot 58; thence in a southeasterly direction along the westerly line of Lot 58 one hundred sixteen and twenty-five one hundredths (116.25) feet; thence in a southwesterly direction seventy and ninety-six one hundredths (70.96) feet to the easterly line of Lot 60; thence Northwesterly in the easterly line of Lot 60 one hundred thirty and nine tenths (130.9) feet to the southerly line of Silvermount Street; thence Northeasterly in the southerly line of Silvermount Street sixty-nine and five tenths (69.5) feet to the point of beginning.

Meaning and intending to convey the same premises conveyed to the Grantor herein by deed of Carol A. Lynch dated July 15, 1987, recorded in the Kennebec County Registry of Deeds in Book 3184, Page 127.

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To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Victoria L. Karter

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And we do warrant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said Dennis L. Ripley

and Adele C. Ripley

husband/wife of the said Dennis L. Ripley

joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set our hand and seal this 20th day of the month of May, A.D. 19 88

Signed, Sealed and Delivered in presence of

Beatrice Dostie to hold

Dennis L. Ripley Adele C. Ripley

L-7547 State of Maine, County of Kennebec ss. May 20, 19 88

Then personally appeared the above named Dennis L. Ripley and Adele C. Ripley and acknowledged the foregoing instrument to be their free act and deed.

Before me, Beatrice Dostie Notary Public My commission expires 5/25/92 Printed Name, Beatrice Dostie

RECEIVED KENNEBEC SS. 1988 MAY 26 AM 9:00



NOTARY PUBLIC BEATRICE DOSTIE